



LEADERSHIP: ABOUT ERIC GRANOWSKY

The Founder and Managing Director of ESG Equities, Eric Granowsky has over 29 years experience in the successful re-positioning and management of real estate enterprises across a wide variety of asset classes, including multifamily housing, urban parking, retail, commercial and development. Eric possesses an equal blend of strategic, operational and analytical skills, which, combined with his boundless energy and enthusiasm for value-added properties has enabled him—even in turbulent economic times—to generate real value and real returns on real estate investments.

While building his strong real estate career and business skills in Dallas and New York City, Eric's forte and interest began emerging in asset re-positioning, investment and management. Then in 2004, in response to the changing landscape of the NYC real estate investment market, Eric co-founded KMG Partners. Over the years, Eric and his partners—deploying close to a half-billion dollars of debt and equity capital—grew KMG's holdings to 24 properties.

Eric launched ESG Equities in 2012 as the successor entity to KMG Partners, continuing to manage the real estate holdings of KMG, while expanding ESG's reach and influence beyond the New York market—pursuing ownership, investment and re-positioning opportunities in urban housing. A member of the Real Estate Board of New York and the Young Men's/Women's Real Estate Association, Eric is an involved, trusted, reliable, results-driven business partner dedicated to the betterment of real estate and its return on investment.

2004 TO 2012

FOUNDING PRINCIPAL OF KMG PARTNERS, LLC

www.kmgllc.com

437 MADISON AVENUE, 36TH FLOOR, NEW YORK, NY

Responsible for the deployment of more than \$480M of debt and equity capital in the acquisition of 24 properties from 2004 thru 2012. Developed a “value add” multifamily housing platform that attracted investment from JP Morgan, Lehman Brothers and Petra Capital. In 2007 and 2008, \$50M in acquisitions were credited to this platform as the company acquired 555 apartments in Brooklyn and the Bronx. In 2005 sourced the acquisition of the Quik Park parking portfolio in Manhattan in furtherance of KMG’s Urban Parking Platform (www.quikparkgarages.com). Today this portfolio is the 4th largest parking company in New York with 82 garages in Manhattan and annual revenues of \$35M. Between 2004 and 2008 acquired 2 commercial loft properties in Greenwich village and re-positioned as luxury residential condominiums. In 2010 launched KMG’s National Multifamily Housing Platform focused on distressed assets in Texas, Florida and North Carolina. Between December of 2010 and June of 2011, \$100M of debt and equity capital were deployed in the acquisition of 1,500 apartments in Texas and Florida. This platform attracted investment from Canyon Partners, Waterton Residential and Vesta Capital.

1992 TO 2004

EXECUTIVE MANAGING DIRECTOR, MURRAY HILL PROPERTIES

www.murrayhill.com

1140 AVENUE OF THE AMERICAS, NEW YORK, NY

Responsible for the marketing, leasing, and re-positioning of Manhattan office buildings including 1450 Broadway, 370 Lexington Avenue, 417 Fifth Avenue, 135 West 50th Street, 83 Maiden lane and 30 Broad Street. Responsibilities also included creating annual operating budgets and reporting protocols for equity partners including ING Realty Holdings and CS First Boston.

1987 TO 1991

COMMERCIAL REAL ESTATE BROKER, BROADWALL BROKERAGE & CONSULTING,

675 THIRD AVENUE, NEW YORK, NY

Responsibilities included all facets of tenant representation including; business development, financial analysis, marketing, and reviewing and negotiating lease terms.

1984 TO 1987

COMMERCIAL REAL ESTATE BROKER, EVANS BIRMINGHAM WILLIAMSON

www.jtevens.com

CURRENTLY KNOWN AS THE JOHN T. EVANS COMPANY,
5950 BERKSHIRE LANE, DALLAS, TEXAS

Responsibilities included the leasing and marketing of Dallas / Fort Worth area retail shopping centers. Developed a program for the re-positioning of distressed retail assets which led to 2 statewide assignments; the repositioning of 8 Safeway Grocery stores as Western Auto Stores in 1985, and the repositioning of 16 Pacific Stereo Stores as Wonder Hostess (Ralston-Purina) Outlets in 1986 and 1987.

PROFESSIONAL AFFILIATIONS

The Real Estate Board of New York
YMWREA

EDUCATION

1980 THRU 1984

SOUTHERN METHODIST UNIVERSITY,
DALLAS, TEXAS

www.smu.edu

Graduated with a Bachelor of Arts in Psychology, with minors in Philosophy and Art History

1977 THRU 1980

Walter Hines Page High School, Greensboro, North Carolina

www.pagepirates.com